

Minutes
Wylie Economic Development Corporation
Board of Directors Meeting

Wednesday, April 21, 2016 – 11:30 A.M.
WEDC Offices – Conference Room
250 South Highway 78 – Wylie, Texas

CALL TO ORDER

Announce the presence of a Quorum

President Fuller called the meeting to order at 11:44 a.m. Board Members present were Mitch Herzog, Todd Wintters, Demond Dawkins and John Yeager.

Ex-officio members City Manager Mindy Manson and Mayor Eric Hogue were present.

WEDC staff present was Executive Director Sam Satterwhite, Assistant Director Jason Greiner and Sr. Assistant Angel Wygant.

Staff thanked the Board for their flexibility in meeting during the lunch hour. Due to damage sustained during the recent hail storm, Staff was in temporary housing arrangements making it difficult to hold a 6:30 a.m. meeting. Staff informed that Board that next month's meeting would likely be a lunchtime meeting as well.

CITIZEN PARTICIPATION

Lynn Grimes was in attendance and informed the Board that Taste of Wylie had been postponed due to storm damage sustained by the FBC Events Center. The event will be rescheduled and all tickets sold for the original date will be honored on the new date.

ACTION ITEMS

ITEM NO. 1 – Consider and act upon approval of the April 6, 2016 Minutes of the Wylie Economic Development Corporation (WEDC) Board of Directors Meeting.

Staff informed the Board that a correction was needed to the minutes to reflect that President Fuller joined the meeting at 6:52 a.m. and that Vice President Herzog adjourned the meeting.

MOTION: A motion was made by Mitch Herzog and seconded by Todd Wintters to approve the April 6, 2016 Minutes of the Wylie Economic Development Corporation, as amended. The WEDC Board voted 5 – FOR and 0 – AGAINST in favor of the motion.

ITEM NO. 2 – Consider and act upon approval of the March 2016 WEDC Treasurer's Report.

MOTION: A motion was made by Todd Wintters and seconded by John Yeager to approve the March 2016 WEDC Treasurer's report. The WEDC Board voted 5 – FOR and 0 – AGAINST in favor of the motion.

Mayor Hogue departed at 11:57.

ITEM NO. 3 – Consider and act upon issues surrounding storm damage to WEDC properties.

Staff reviewed for the Board that the WEDC owns 5 buildings on Industrial Court that have sustained hail damage. The roofs have been patched and covered by tarps to prevent further water damage and allow the tenants to continue operations.

All tenants are scheduled to vacate the properties by May 31, 2016. Under existing insurance coverage through TML, the WEDC will be eligible for compensation equal to cost of repairs, less deductible and depreciation. While it is fully anticipated that these structures will be demolished in the near future, circumstances may occur under which the continued use of the buildings may be necessary.

The Board directed Staff to proceed through the normal insurance process with each of the WEDC properties affected.

DISCUSSION ITEMS

ITEM NO. 5 - Staff report: reviewed issues surrounding WEDC Performance Agreements, 605 Commerce, 106 N. Birmingham, McClure Partners, ICSC 2016, demolition of WEDC properties, purchase of property from FBC Wylie, sporting events, and regional housing starts.

WEDC Performance Agreement Summary

Attached for the Board's review was a summary of all current Performance Agreements. Woodbridge Crossing and CSD Woodbridge spreadsheets were also attached for review.

605 Commerce

Attached for the Board's review was a spreadsheet tracking all activities with W&M Environmental for FY 2014-15 and FY 2015-16. W&M has prepared Phase I & II reports for Mann Made, K&M, Business Way, is processing the VCP application for the Commerce property, and processing the Municipal Setting Designation through the City.

McClure Partners

McClure Partners is currently performing asbestos inspections on the buildings purchased on F.M. 544 and will begin demolition within the next 10 days.

ICSC 2016

The International Council of Shopping Centers annual real estate conference (RECon) will be held May 22 – 25, 2016. Tentatively scheduled to attend this event will be Mayor Hogue, Board Members Wintters, Yeager, and Fuller, along with a new attendee Planning Director Renae' Ollie. Staff is currently completing marketing materials and scheduling appointments.

Demolition of WEDC Properties

Intercon Demolition is nearing completion of disassembling the Mann Made and Exco building. Removal of the concrete foundations and parking lots will begin on or about the week of April 25th.

Purchase of property from FBC Wylie

While soil samples have been taken, results have not been received as of yet. The primary concern was the existence of underground tanks which reportedly were present in the past 40 – 50 years. Ground penetrating radar did not reveal the existence of any such tanks.

Sporting Events

Attached for the Board's review was the Promotional Activities Report which specifically details attendees at Dallas Mavericks games.

Regional Housing Starts

Forty-three homes were permitted in Wylie for March 2016. Sachse and Lavon permitted a combined thirty-nine homes over the same period. Also attached was a spreadsheet showing the total homes permitted for Inspiration in 2015 and 2016 by ETJ. Staff will provide an updated spreadsheet for this development each month.

No action was requested by staff for this item.

EXECUTIVE SESSION

Recessed into Closed Session at 12:09 p.m. in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

Section 551.072 (Real Estate) of the Local Government Code, Vernon's Texas Code Annotated (Open Meetings Act). Consider the sale or acquisition of properties located near the intersection of:

- Cooper Drive & State Highway
- Martinez & Alanis
- Oak & Ballard
- Commerce & F.M. 544

Section 551.087 (Economic Development) of the Local Government Code, Vernon's Texas Code Annotated (Open Meetings Act).

- Project 2016-1a
- Project 2016-1b

RECONVENE INTO OPEN MEETING

The WEDC Board of Directors reconvened into open session at 12:24 p.m. and took no action.

ADJOURNMENT

With no further business, President Fuller adjourned the WEDC Board meeting at 12:24 p.m.



Marvin Fuller, President

ATTEST:



Samuel Satterwhite, Director